



ecology and environment, inc.

International Specialists in the Environment

720 Third Avenue, Suite 1700

Seattle, Washington 98104

Tel: (206) 624-9537, Fax: (206) 621-9832

MEMORANDUM

Date: December 9, 2009

To: Brandon Perkins, Task Monitor, EPA, Seattle, WA, Mail Stop ECL-112

From: Linda Costello, START-3 Project Leader, E & E, Seattle, WA

Subject: South Tacoma Channel Seep
Tacoma, Washington

Ref: Contract Number: EP-S7-06-02
Technical Direction Document Number: 09-09-0004

cc: Renee Nordeen, START-3 Project Manager, E & E, Seattle, Washington

Ecology and Environment, Inc. (E & E), Superfund Technical Assessment and Response Team (START) contractor for the United States Environmental Protection Agency (EPA), was tasked by the EPA to conduct a search for potential sources of volatile organic compounds (VOCs) contamination to groundwater seeps near South Tacoma Way in Tacoma, Washington.

Potential Sources of Contamination Search:

E & E identified all businesses located near the groundwater seeps, focusing on those that may store or use VOCs in daily operations. Twenty addresses were initially identified, with eight of those locations having a likelihood of storing or using VOCs (Figure 1). E&E then obtained a city directory abstract (CDA) from Environmental Data Resources Inc. (EDR) for each address that may be associated with VOC use. The CDAs listed the occupant of each of the eight addresses, in five-year increments as far back as 1960 for select addresses. In addition to the CDA, Certified Sanborn Maps were utilized to track the historical property usage for the eight potential source locations. Sanborn Maps could be obtained for 1969, 1950, 1912, and 1869, while the report from EDR spans 1060 to 2008.

The following list summarizes facility locations that may be potential sources of VOCs contamination to the groundwater seeps near South Tacoma Way.

- **1002 S. 30th Street:** Based on Sanborn Maps, structures appear at this address as early as 1896. The maps prior to 1969 do not describe the nature of the businesses associated with the structures; however, a hotel supply company is labeled for the structure in the 1969 map. The structure appears as one building comprising both this address and 1016 S 30th Street. The CDA for this property indicates that the current occupant, Campbell Cox Floor Covering has occupies the structure since at least 1992. Patrick Hart, Inc. (a hotel and restaurant supply/equipment company) occupied the structure from at least 1971 until at the latest 1992. Possible VOC contamination could be associated with products sold (such as cleaning supplies) to restaurants or hotels. Additionally, possible VOC contamination could be associated with work practices at this property.



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- **1016 S. 30th Street:** Based on the Sanborn Maps, structures appear at this address as early as 1896. The maps prior to 1969 do not describe the nature of the businesses associated with the structures; however, a hotel supply company is labeled for the structure in the 1969 map. The structure appears as one building comprising both this address and 1002 S 30th Street. The CDA for this property indicates that the current occupant (Emerald City Weather Proofers, has occupied the structure since at least 2008. Prior occupants include Floor Coverings International (2002), Servicemaster (1997 to 2002), vacant in 1992, North Coast Electric Company (1987), HD Baker Company (warehouse; 1981), and Associated Grocers, Inc. (1971 and 1976). Based on the CDA, this property has been associated with commercial cleaning from 1997 to 2002. Possible VOC contamination could be associated with products used by the current occupant, Emerald City Weather Proofers; or with Servicemaster, a residential and commercial cleaning company.
- **1022 S. 30th Street:** Based on the Sanborn Maps, structures appear at this address as early as 1896. The maps prior to 1969 do not describe the nature of the businesses associated with the structures; however, the 1969 map indicates the structure is a wholesale grocery warehouse. The current occupant, Michael Myers AED LLC (an automobile repair service) is not listed in this property's CDA. Since the latest date provided in the CDA for this property is 2008, it is suspected that this business began operations sometime after this date. Prior occupants include Genes Towing, Inc. (2002 and 2008), Core-Mark Distributors, Inc. (1997), Kam Consulting and Construction Management and Williams Roofing Company (1987), and Kam Construction, Inc. (1971, 1976, 1981, and 1987). Possible VOC contamination could be associated with products used and work practices during the time period in which the property was used as a towing yard and, also, by the property's current occupant.
- **1102 S. 30th Street:** Based on the Sanborn Maps, Amusement Mach. Repg. occupied this address as early as 1969. The structure does not appear on Sanborn Maps prior to 1969. The current occupant, Airgas Carbonic is not listed in this property's CDA. Since the latest date provided in the CDA for this property is 1997, it is suspected that this business began operations sometime after this date. Previous occupants include American Dry Ice Corporation (1987, 1992, and 1997) and Sportland Amusement, Inc. (1976 and 1981). Currently, the Air Gas web page (www.arigas.com) lists halogenated compounds in the Material Safety Data Sheets link; therefore, it is possible that chlorinated solvents have been used to clean machine parts at this facility.
- **1114 S. 30th Street:** The Sanborn Maps indicate this structure was a pipe shed on the 1969 map. No structure is apparent on any earlier maps. The current occupant, United Pipe and Supply, Inc. has occupied the structure since at least 1997 (the earliest year as presented in this property's CDA). Previous occupants include Aviation Pumps and Pipes and Environmental Products (1992), United Supply Company (plumbing supplies; 1987), Tacoma Plumbing Supply Company (1976), and United Supply Company (1976, 1971, and 1966). Based on the CDA, this property has been associated with plumbing supply since 1966. Possible VOC contamination could be associated with products used and work practices at the property.
- **1212 S. 30th Street:** The Sanborn maps do not depict a structure at this location on any of the maps. The current occupant, Center Electric, appears to have occupied the structure



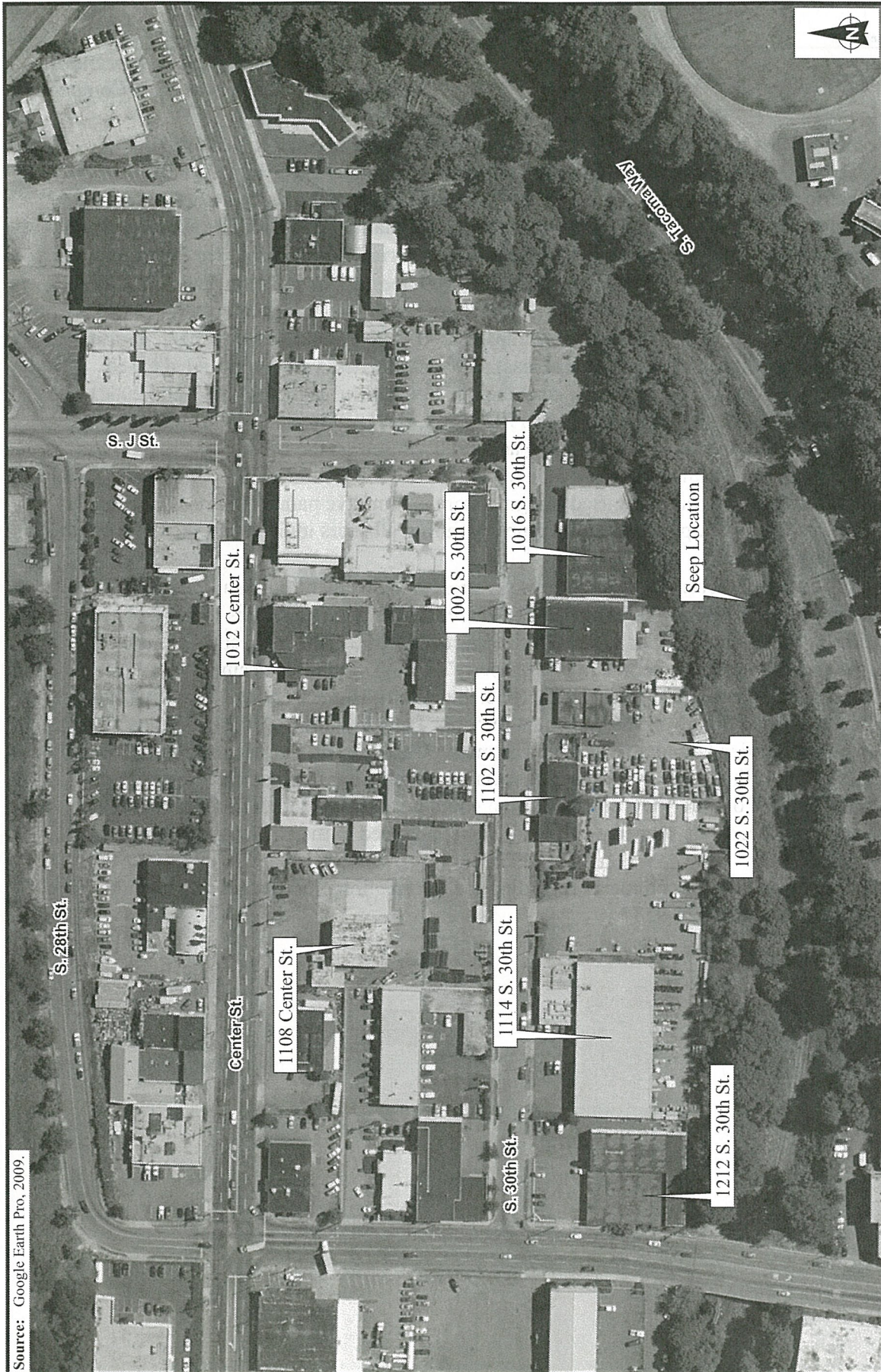
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since at least 1971 (the earliest date in which a company is listed in this property's CDAs). Additionally, in the CDA for this property, Center Electric, Inc. is listed as an electric motors company. Based on the CDA, this property has been associated with electric motor repair since 1971. Possible VOC contamination could be associated with products used and work practices at the property during the repair of electric motors.

- **1108 Center Street:** The Sanborn map for 1969 does not include this location; however, the 1950 map does depict a structure. The nature of the business conducted in 1950 is not indicated on the map. The current occupant, LDI Auto Pains and Equipment, appears to have occupied the structure since at least 1997 (the earliest year as presented in this property's CDA). Previous occupants include Specialized Hobbies (1997 and 2002), Lacquer Distributors (paint supplier; 1992, 1987, 1981, 1976, and 1971), and Northwest Crankshaft Service (auto repair; 1966 and 1960). Based on the CDA, this property has been associated with automobile industry since 1960. Possible VOC contamination could be associated with products used (ranging from automotive paints to parts cleaning solvents) and work practices at the property during all years indicated in the CDA for this property.
- **1012 Center Street:** This structure is not presented on any of the Sanborn maps; however, the 1969 map does not cover the area where this structure is located. The current occupant, Superior Linen Service has occupied the structure since at least 1971 (the earliest year as presented in this property's CDA). Previous occupants include Pantorium Supreme Cleaners (1976, 1966, and 1960), Home Service Company (1966), Tacoma Linen Supply (1966), Tacoma Superior Laundry (1966), Regal Cleaners (1960), Superior Service Laundry (1960), and Supreme Cleaners and Launderers (1960). Based on the CDA, this property has been associated with the commercial cleaning industry since 1960. Possible VOC contamination could be associated with products used and work practices at the property during all years indicated in the CDA for this property.

If you have any questions or comments regarding the information presented in this memorandum, please contact me at 206-624-9537.

Source: Google Earth Pro, 2009.



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SOUTH TACOMA CHANNEL SEEP
Tacoma, Washington

Figure 1
POTENTIAL SOURCE LOCATIONS

0 125 250
Approximate Scale in Feet

Date:
11/18/09

Drawn by:
AES

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